

COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS

AGENDA ITEM TRANSMITTAL

(1) DEPARTMENT Planning and Building		(2) MEETING DATE July 25, 2006		(3) CONTACT/PHONE Josh LeBombard, Planning; (805) 781-1431	
(4) SUBJECT Request for an authorization to process a Land Use Ordinance Amendment application (LRP2005-00012) by Javad Sani to amend the Land Use Ordinance, Title 22 of the County Code, Section 22.104.090.G.2 to incorporate the subject property into the planning area standard that allows multi-family dwellings in the Office and Professional land use category. The purpose of this request is to allow development of 10 detached residential units totaling approximately 21,500 square feet on a 0.93 acre parcel within the 3.3 acre site. The proposed project is within the Office and Professional land use category and is located at 1315 Las Tablas Road in the community of Templeton, in the Salinas River planning area. Supervisorial District 1.					
(5) SUMMARY OF REQUEST Processing amendments to the San Luis Obispo County General Plan requires an initial review of the proposal to determine whether your Board wishes to initiate the processing of a legislative amendment. The proposed amendment is to allow the future subdivision of the property for residential purposes.					
(6) RECOMMENDED ACTION Review the attached proposal and determine whether your Board wishes to authorize processing.					
(7) FUNDING SOURCE (S) Application Fee		(8) CURRENT YEAR COST N/A		(9) ANNUAL COST N/A	
(10) BUDGETED? <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A					
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): Templeton Area Advisory Group, Templeton CSD, Templeton School District, County Public Works, County Environmental Health, County Parks, Cal Trans.					
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____					
(13) SUPERVISOR DISTRICT(S) <input checked="" type="checkbox"/> 1st, <input type="checkbox"/> 2nd, <input type="checkbox"/> 3rd, <input type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input type="checkbox"/> All			(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		(15) Maddy Act Appointments Signed-off by Clerk of the Board
(16) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. __ min.) <input type="checkbox"/> Presentation <input checked="" type="checkbox"/> Board Business (Time Est. 30 min.)			(17) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A		
(18) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A			(19) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		
(20) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) _____			(21) W-9 <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		(22) Agenda Item History <input checked="" type="checkbox"/> N/A Date _____
(23) ADMINISTRATIVE OFFICE REVIEW <div style="text-align: right; font-family: cursive; font-size: 1.2em; margin-top: 20px;"> OK Leslie Brown 7-25-06 D-2 </div>					



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: BOARD OF SUPERVISORS

FROM: JOSH LEBOMBARD, PROJECT MANAGER

VIA: WARREN HOAG, DIVISION MANAGER, CURRENT PLANNING *WH*

DATE: JUNE 27, 2006

SUBJECT: Request for an authorization to process a Land Use Ordinance Amendment application (LRP2005-00012) by Javad Sani to amend the Land Use Ordinance, Title 22 of the County Code, Section 22.104.090.G.2 to incorporate the subject property into the planning area standard that allows multi-family dwellings in the Office and Professional land use category. The purpose of this request is to allow development of 10 detached residential units totaling approximately 21,500 square feet on a 0.93 acre parcel within the 3.3 acre site. The proposed project is within the Office and Professional land use category and is located at 1315 Las Tablas Road in the community of Templeton, in the Salinas River planning area. Supervisorial District 1.

RECOMMENDATION

Review the attached proposal and determine whether your Board wishes to authorize processing.

DISCUSSION

Project Brief

The owner of this property, Javad Sani, is requesting an amendment to the Land Use Ordinance to amend Section 22.104.090.G.2 to incorporate the subject property into the planning area standard that allows multi-family dwellings in the Office and Professional land use category on Las Tablas Road west of Highway 101, as part of mixed use projects or as an incidental use, or as a principal use on no more than 50 percent of a site, along with a modification to the standard that allows the proposed residential use on this property to be structurally detached from the commercial or office use.

Project Data

Planning Area: Salinas River
Assessor Parcel Number: 040-289-016
Area: .93 acres of a 3.3 acre site
Water Supply: Community (TCSD)
Vegetation: Grasses / Disturbed

Community: Templeton
Supervisorial District No. 1
Topography: Level
Sewage Disposal: Sewer (TCSD)
Existing Use and Improvements: Medical office building on Lot 1

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Surrounding Land Uses/ Land Use Category

North: Office and Professional/Office; East: Office and Professional/Office;
South: Residential Single Family/Residential; West: Office and Professional/Vacant

General Plan Information

Land Use Element Category: Office and Professional

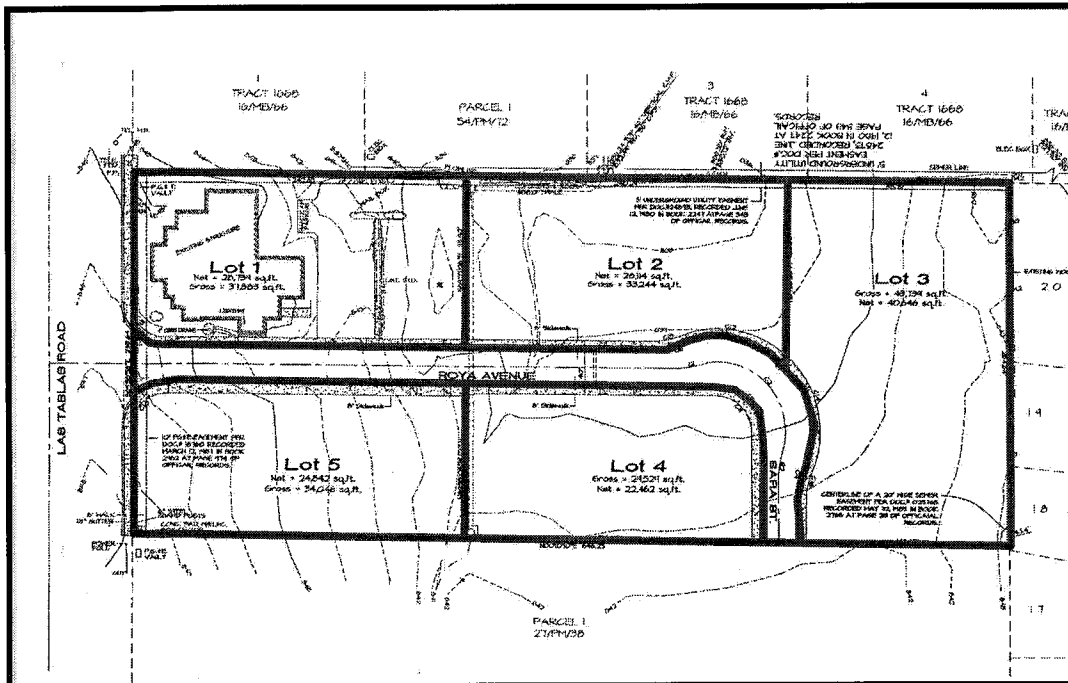
Combining Designation: None

Planning Area Standards: Section 22.104.090.G.1. - Fence and wall requirements / Section 22.104.090.A. - Templeton Design Plan / Permit Requirements / Street Trees

Agriculture & Open Space Element Category: Urban Lands

Background

The Planning Commission approved a five-lot Vesting Tentative Tract Map (SUB2004-00217) on April 28, 2005 for this property. That subdivision divided the 3.3 acre parcel into five parcels of 37,883, 33,244, 40,646, 34,046, and 22,462 square feet each, as shown in the figure below.



A Vesting Tentative Tract Map (Tract 2803) and Conditional Use Permit (SUB2005-00052) to subdivide lot 3 into 10 lots was submitted on August 29, 2005. The intent was to construct 10 residential units on lot 3 of the five-lot subdivision as a principal use on that site, but subordinate to the Office and Professional Uses on the remainder of the site (the remaining 4 lots). At that time, the applicant was informed that the residential use of the proposed development would be required to be subordinate to the office and professional use of the site and attached to the main structure.

A "site" as defined in Chapter 22.80 of the Land Use Ordinance is considered any lot or parcel of land or contiguous combination thereof, under the same ownership, or with the contiguous

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owners written consent, where grading or other use or activity regulated by this Title is performed or permitted.

This particular site was determined to be all five parcels that were approved with the original Vesting Tentative Tract Map, SUB2004-00217, because they are currently all under the same ownership. The preceding figure depicts the five parcels that were approved with that map.

Project Description

The request is to amend the Land Use Ordinance to amend Section 22.104.090.G.2 to incorporate the subject property into the planning area standard that allows multi-family dwellings in the Office and Professional land use category on Las Tablas Road west of Highway 101, as part of mixed use projects or as an incidental use, or as a principal use on no more than 50 percent of a site. The applicant is also requesting that the planning area standard be amended to allow the proposed residential units to be structurally detached from the commercial or office use. This amendment will allow the applicant to construct 10 detached residential units totaling approximately 21,500 square feet on a 0.93 acre parcel within the 3.3 acre overall site.

Section 22.104.090.G.2 of the Land Use Ordinance currently states:

Multi-family dwellings are encouraged in the Office and Professional land use category on Las Tablas Road west of Highway 101, as shown in Figure 104-64, as part of mixed use projects and may be allowed as an incidental use, or as a principal use on no more than 50 percent of a site, through Conditional Use Permit approval. Multi-family dwellings that would be affordable to employees of proposed projects should be encouraged in all discretionary land use permits for office and professional projects.

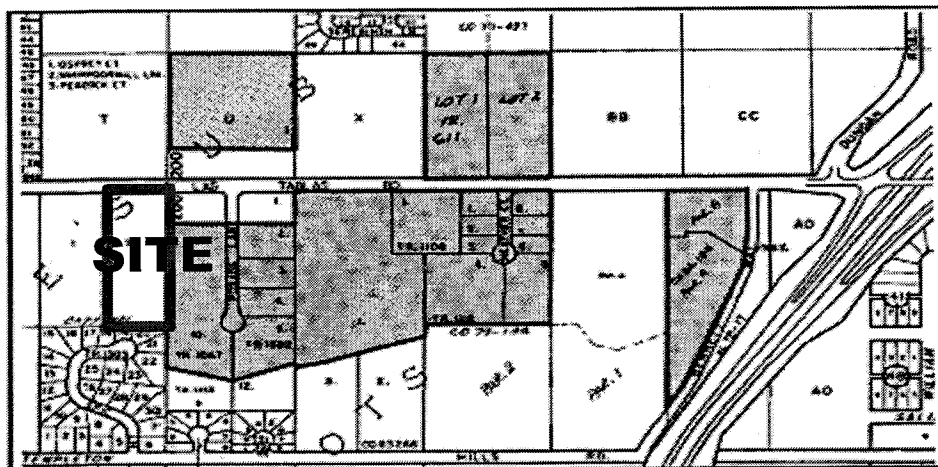


Figure 104-64 – OP - Las Tables Road - Templeton

The proposal is to incorporate the subject property, highlighted in the figure above, into the aforementioned standard. If incorporated into this standard, the property would be allowed to develop residential uses as the principle use on no more than 50% of the site through Conditional Use Permit approval.

Furthermore, the applicant wishes to add to the standard the ability for this property to develop a residential use that is structurally detached from the commercial or office portion of the site.

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The proposed site is currently subject to the standards of Section 22.30.490 of the Land Use Ordinance - Residential Uses in Office or Commercial Retail Land Use Category. That section states:

Except where prohibited by planning area standards (Article 9), new single-family or multi-family dwellings are allowed in an Office and Professional or Commercial Retail category, provided that they comply with the following requirements.

1. The units shall be subordinate to the primary commercial or office use of the site, located on either the second floor and/or rear of the site, and structurally attached to the main building. The first floor or front part of the building shall be used for the principal office or retail uses.

Modifying the planning area standard to specifically allow a residential use to not be structurally attached for this site will preempt the ordinance standard specified above.

In order to ensure that the residential development is subordinate to the commercial/office development on the entire site, the applicant proposed commercial development on lots 2, 4 and 5 and residential development only on lot 3. Lot 1 is currently developed with commercial use. Under the current requirements, the applicant would have been required to phase development of the residences to prohibit the residential portion from occupying greater than 50 percent of the site and also from occupying greater than 50 percent of the square footage of the total development on the site.

The applicant also requested an adjustment of the standard in Section 22.30.490 which requires residential units to be located on either the second floor and/or rear of the site, and structurally attached to the main building. The proposed project is for residential units that are at the rear of the five-lot site but are not structurally attached to any of the proposed commercial/office buildings.

A hearing to consider a Vesting Tentative Tract Map and Conditional Use Permit (SUB2005-00052; Tract 2803) to allow the phased development of three commercial units on lots 2, 4, and 5 totaling approximately 24,000 square feet and 10 residential units totaling approximately 21,500 square feet on the 3.3 acre property composed of 5 underlying parcels was scheduled for the Planning Commission meeting of February 23, 2006.

Prior to the hearing, the applicant determined it was premature to develop the full architectural elevations necessary for the proposed commercial buildings on lots 2, 4, and 5, placed the application for Vesting Tentative Tract Map (Tract 2803) and CUP (SUB2005-00052) on hold, and filed this Ordinance Amendment.

AUTHORITY

Unlike the processing of land use permits, the first step when considering requested changes to the general plan or land use ordinances is for your Board to determine whether to initiate new legislation to change the rules. If you authorize this request for processing, the item will be scheduled for public hearings before the Planning Commission and your Board after the environmental review process and staff report is completed.

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Guidelines for Amendments to Land Use Ordinance

The Land Use Ordinance guides new development so as to be in character with its surroundings and to maintain amenities for living. These principles implement the general goals of the Land Use Element that are stated in Chapter 1. Development of new or amended Land Use Ordinance standards should be guided by the following principles for implementation of the general plan goals:

1. All developments should be designed with maximum consideration of the characteristics of project sites and their surroundings:
 - a. To enhance and achieve full use of special site potentials such as natural terrain, views, vegetation, natural waterways or other features;
 - b. To respect and mitigate (or avoid) special site constraints such as climatic conditions, noise, flooding, slope stability, significant vegetation or ecologically sensitive surroundings;
 - c. To be compatible with present and potential adjacent land uses within the context of the area's urban, suburban or rural character.
2. Designs for proposed residential uses should include:
 - a. Provisions for privacy and usable open space;
 - b. Orientation and design features to shelter from prevailing winds and adverse weather, while enabling use of natural light, ventilation and shade.
3. All developments should be designed to provide safe vehicular and pedestrian movement, adequate parking for residents, guests, employees and emergency vehicles.

Staff Response

The proposed amendment will essentially allow detached single-family residences to be built on 1 of the 5 underlying parcels within this site zoned Office and Professional. If authorized, this amendment and the development will be evaluated against these guidelines.

MAJOR ISSUES

The proposed General Plan amendment raises the following major issues:

1. Will the proposed amendment allowing the residential development significantly reduce the community inventory of office or commercial property available to satisfy the commercial needs of the population envisioned by the Land Use Element?
2. Will the proposed amendment impede the continuing orderly development of community shopping and office areas by allowing residential uses?

AUTHORIZATION OPTIONS

Your Board should consider the following options as part of your discussion when considering whether to authorize this amendment for processing:

1. Authorize processing of the Land Use Ordinance Amendment application (LRP2005-00012) as requested by Javad Sani to amend the Land Use Ordinance, Title 22 of the County Code Section 22.104.090.G.2 to incorporate the subject property into the planning area standard that allows multi-family dwellings in the Office and Professional

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land use category on Las Tablas Road west of Highway 101, as part of mixed use projects or as an incidental use, or as a principal use on no more than 50 percent of a site, along with a modification to the standard that allows the proposed residential use on this property to be structurally detached from the commercial or office use. If approved, this would allow development of detached residential units on a 0.93 acre parcel within the 3.3 acre site.

2. Authorize processing of the Land Use Ordinance Amendment application (LRP2005-00012) by Javad Sani to amend the Land Use Ordinance, Title 22 of the County Code Section 22.104.090.G.2 to incorporate the subject property into the planning area standard that allows multi-family dwellings in the Office and Professional land use category on Las Tablas Road west of Highway 101, as part of mixed use projects or as an incidental use, or as a principal use on no more than 50 percent of a site, but without the modification to the standard that allows the proposed residential use on this property to be structurally detached from the commercial or office use. If approved, this would allow development that would be required to be structurally attached to a primary office or commercial use on the 0.93 acre parcel within the 3.3 acre site.
3. Do not authorize the processing of this application based on the potential to significantly reduce the community inventory of office or commercial property available to satisfy the commercial needs of the population envisioned by the Land Use Element and the potential to impede the continuing orderly development of community shopping and office areas with office and other commercial uses.

OTHER AGENCY INVOLVEMENT / IMPACT

If the project is authorized for processing, the application will be referred to all applicable agencies and community advisory bodies. The application was sent as Vesting Tentative Tract Map (Tract 2803) and Conditional Use Permit (SUB2005-00052) to the Templeton Area Advisory Group (TAAG), Public Works, Environmental Health, CDF, Templeton Community Services District, Templeton School District, Cal Trans.

Public Works – Recommended approval of the subdivision with certain conditions

Environmental Health – Responded that the division is in receipt of a will serve letter from TCSD

County Parks – Responded that Quimby fees will be required with subdivision

CDF – Responded that the proposed subdivision is not within CDF jurisdiction.

Templeton Community Services District – Responded that 27 water and sewer units are available for the project; will need to pay fire and park fees prior to issuance of a building permit

Cal Trans – No comments received

TAAG- No comments received

FINANCIAL CONSIDERATIONS

The applicant has paid a deposit and has agreed to process the amendment under a Real Time Billing Agreement, which will allow for the recovery of the actual cost of processing.

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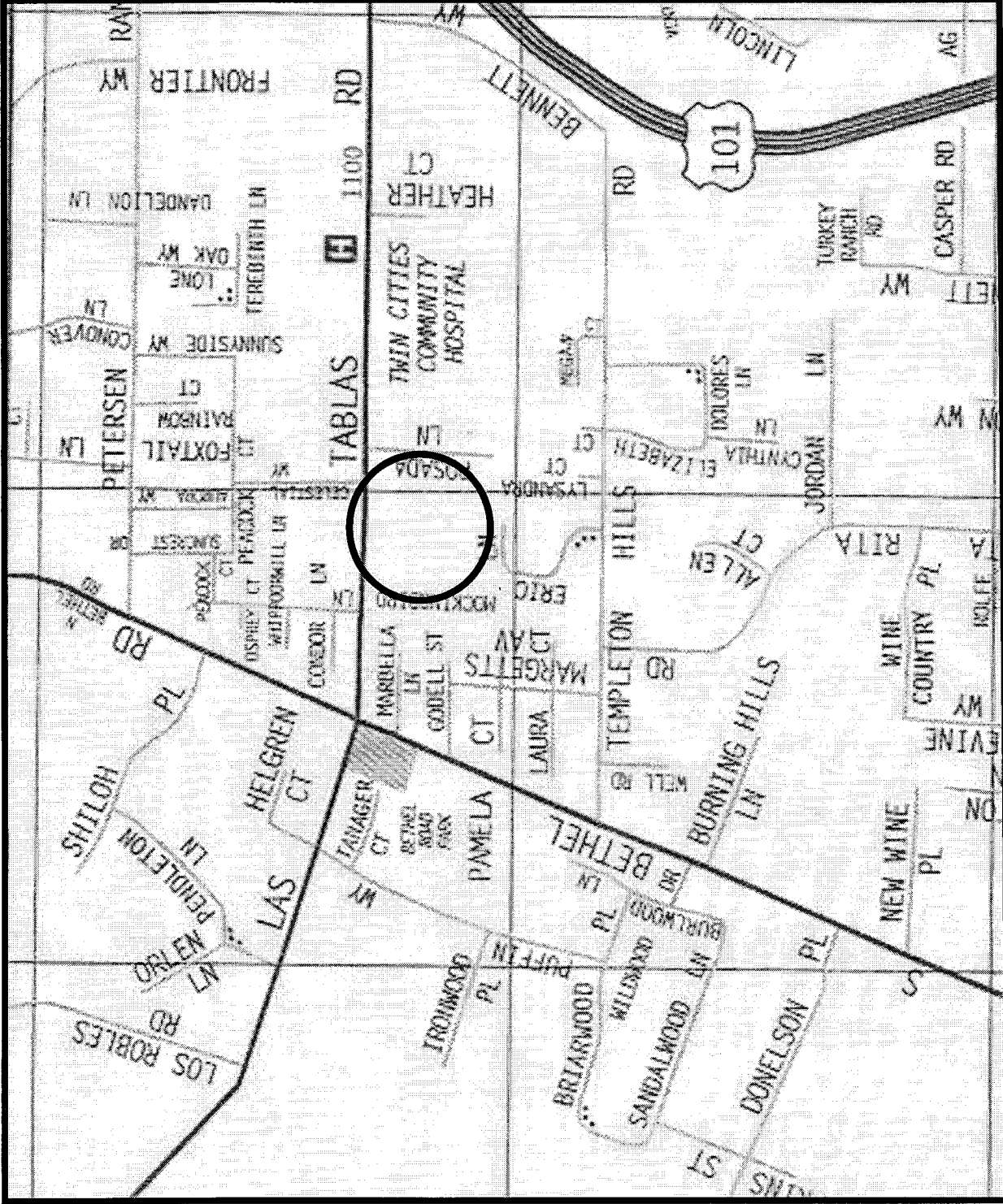
RESULTS

Authorization of the Land Use Ordinance Amendment application will allow continued processing and a final decision to occur. Not authorizing the application will stop the further processing of the Ordinance Amendment.

EXHIBITS

- Exhibit A – Vicinity Map
- Exhibit B – Land Use Category Map
- Exhibit C – Site Plan
- Exhibit F – Applicant's letter
- Exhibit G – Referral Responses to Tract Map and CUP

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0-29

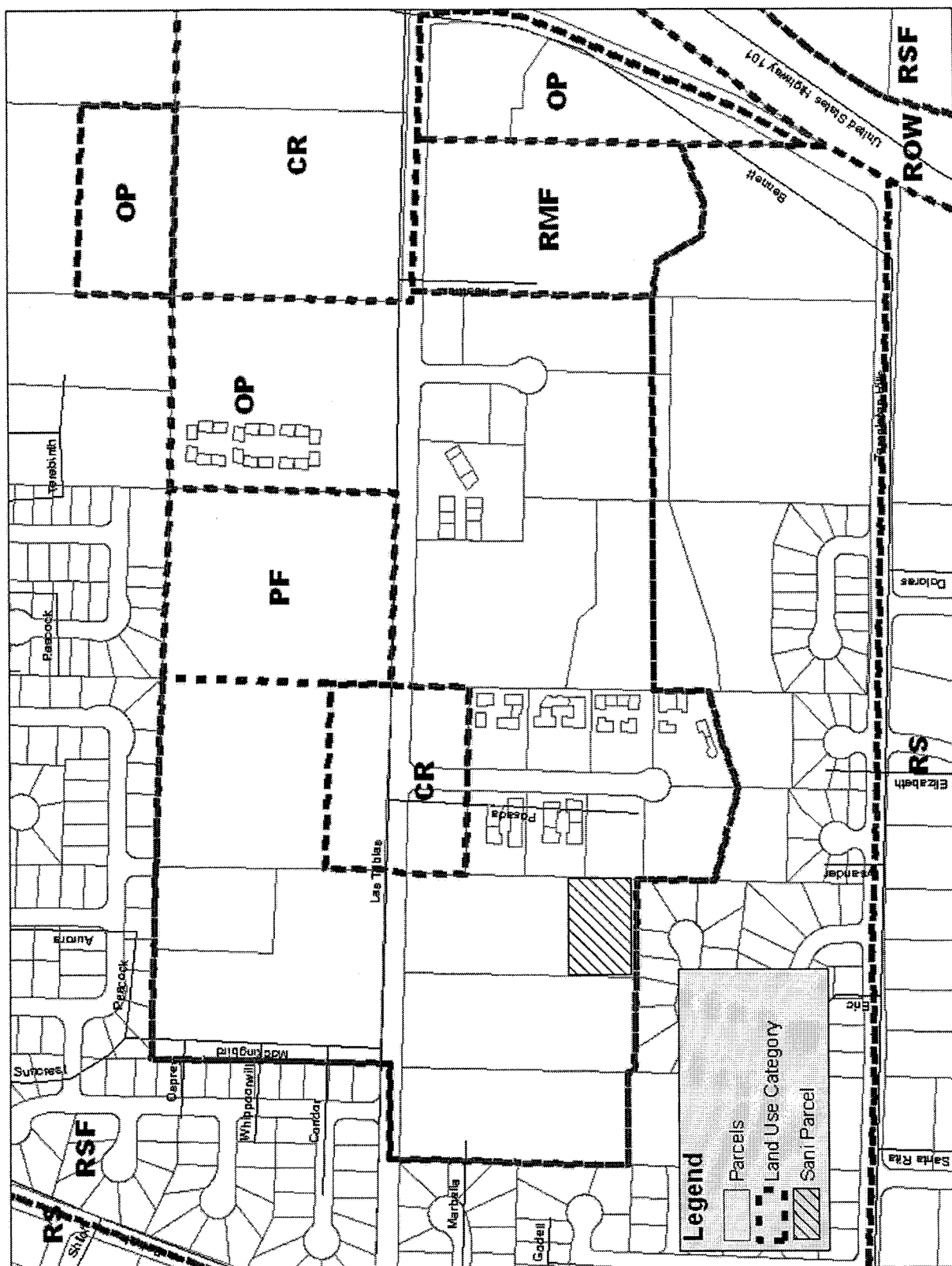
PROJECT

General Plan Amendment
Sani; LRP2005-00012



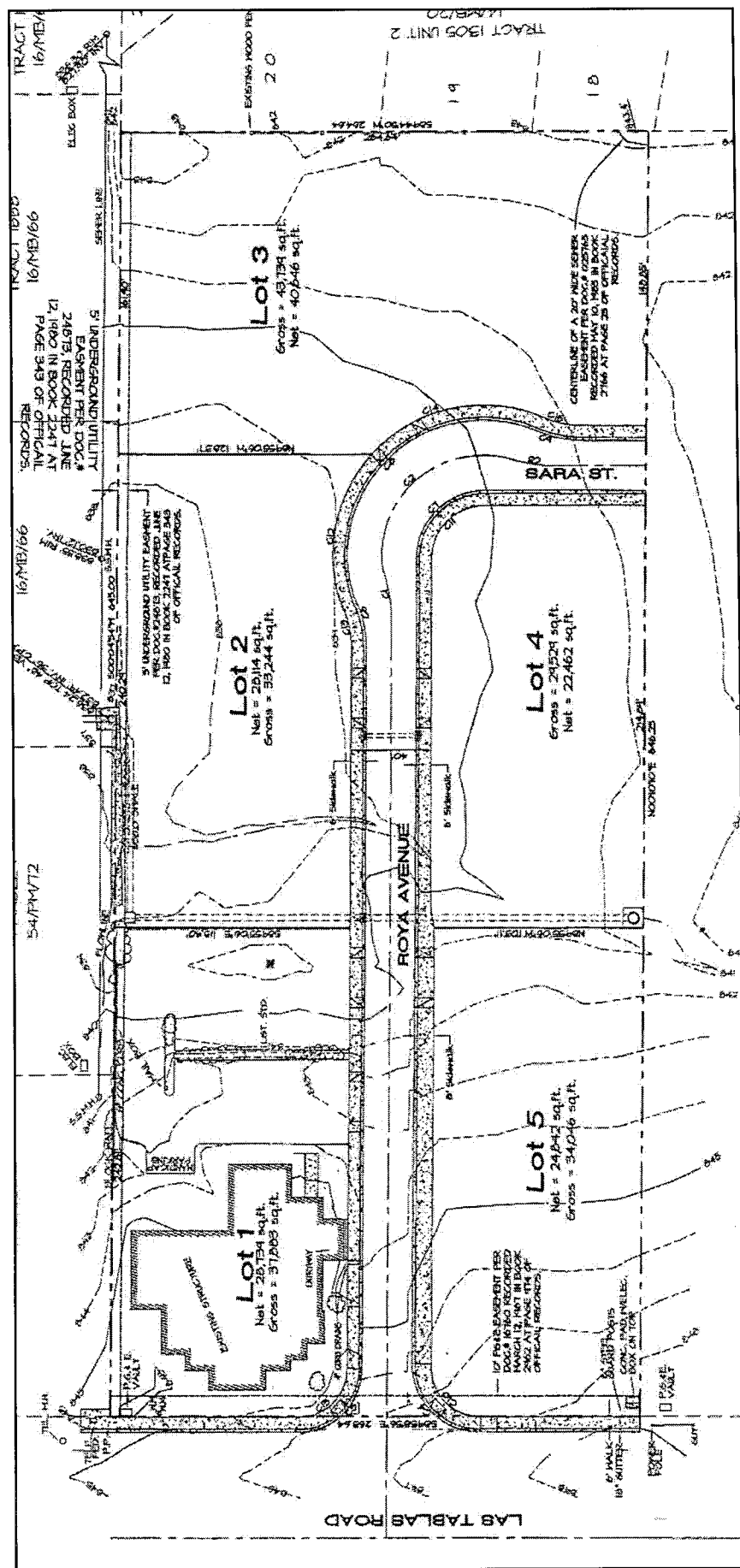
EXHIBIT A

Vicinity Map



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Attachment to Sani Amendment Application

Reason for Request: We are requesting this amendment to make this (OP) site consistant with other (OP) sites on the Las Tablas Road corridor. This amendment would allow residential uses per the applicable Community Planning Standards.
(22.104.09062)

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UXL or JL

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING
GENERAL SERVICES

05 SEP -6 PM 1:07

SEP 19 2005

Planning & Bldg

(19)
VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 8/31/05 9/15/05
FROM: Parks
TO: North County Team Planners
(Please direct response to the above)

SANI
TRACT 2706
SUB 2005-00052
Project Name and Number

Development Review Section (Phone: 781- 788-2009) *OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: * Tract Map 2706 W/ CUP. Subdivide 3.3 acres
into 5 lot tract & build 10 SFR. Located off Sara Ln.
in Templeton. APN- 040-289-016.

Return this letter with your comments attached no later than:

9/16/05

- PART I** IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
- ☒ YES (Please go on to Part II)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)
- PART II** ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
- ☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
- PART III** INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

REQUIRE PAYMENT OF QUIMBY FEES AND APPLICABLE BUILDING
DIVISION FEES

Date 9/15/05

Name SHAUN COOPER

Phone 781-4388



JXL

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDINGVICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 8/31/05
TO: Leonard Mansell
FROM: North County Team Planners
(Please direct response to the above)

SAN I
TRACT 2706
SUB 2005-00052
Project Name and Number

Development Review Section (Phone: 781-788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: * Tract Map 2706 W/ CUP. Subdivide 3.3 acres into 5 lot tract & build 10 SFR. Located off Sara Ln. in Templeton. APN- 040-289-016.

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PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
✓ YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
✓ NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Legal Parcel- Parcel #2 of Parcel Map 0277-381.
- Ask C.D.F. if road name needed for common drive.

9/7/05
Date 9/12/05

Victor Holanda
Name Leonard Mansell

781-44660
Phone 5799



**Southern
California
Gas Company**

A  Semptra Energy™ company

RECEIVED
SEP 19 2005
Planning & Bldg

JXL

September 16, 2005

North Co. Team
San Luis Obispo County
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

**Southern California
Gas Company**

1171 More Ranch Rd
Goleta, CA

**Subject: Tract 2706
S/o Roya Ave & Sarha Ct
SoCalGasCo. Atlas Number SLO 5516-1**

Mailing Address:
P. O. Box 818
Goleta, CA
93116-0818
M.L.9360

*tel 805-681-8029
fax 805-681-8018*

The Gas Co. has no issues with serving this project.

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company has adequate natural gas supply and facilities in the area where this project is proposed. This proposal **can** be serviced **without** significant impact on the environment from the existing **2" Medium pressure main in Sarha Ct and/or Roya Ave.**

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply, or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

Please phone **Mr. Kevin Blasser, our New Business Project Manager at (818-700-3693)**, if you have any questions. It may require up to 90 days to process your application for the installation of gas lines in your project.

Sincerely,



Edward C. Hale
Southern California Gas Company
Technical Services, North Region

cc: K. Blasser NBPM, Santa Maria District.
City Correspondence File

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206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

9-12-05

North County Team
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

I have reviewed a proposed subdivision and development plan by Jarad Sani (T2706, SUB2005-00052) within the Templeton Community Services District boundaries. This development, if approved, would allow the construction of 10 single-family residences.

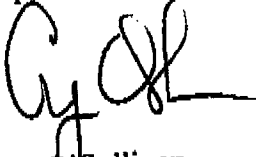
1. Portions of the property appear to be in excess of the required 400' spacing for fire hydrants. Fire Chief will determine the need and location of additional hydrant(s) at time construction plans are submitted. Both on/off-site hydrants installed must meet minimum flows required based on table III-A of the Uniform Fire Code.
2. The information provided indicates the applicant will be improving a private road. Road widths shall be so constructed so to provide a minimum twenty-foot fire access road (CFC 902.2.2.1). This road can be incorporated with the improved roads, however the fire lane shall be maintained free and unobstructed. No parking may be required to meet this standard; painting of curbs and posting of signs may be required to meet this requirement.
3. Building addresses shall be posted in minimum 4" high numbers mounted on a contrasting surface. A monument sign on Sara Lane will be required to identify the addresses of the structures within the project, as well as one at the "T" intersection of the private road indicating which addresses are in which direction. Size of letters/numbers to be approved by the fire department.
4. Roads and fire protection systems (i.e. fire hydrants) shall be in place prior to any vertical construction.
5. Per TCSD Ordinance 2002-6, all structures will be required to be fire safety sprinklered using NFPA 13D and Templeton Fire Department guidelines as the standard for design and installation. Plans for said fire sprinkler system shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department. Any mainlines that will feed the sprinkler system shall be inspected by the Fire Department prior to any backfill.
6. Hammerhead turnarounds will be required for house #2 and house #10.

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7. Other fire protection measures will be required when specific plans are submitted.

Please note nothing contained herein abrogates any more restrictive requirements by other agencies having jurisdiction. Should you have any further questions, please do not hesitate to call.

Respectfully,



Greg O'Sullivan
Fire Chief

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TEMPLETON COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS
John T. Gannon, President
Robert Bergman, Vice-President
David Brooks, Director
Judy Dietch, Director
Kevin Hunt, Director



STAFF
William Van Orden, General Manager
Laurie Ion, Administrative &
Recreation Supervisor
Richard Dolling, Utilities Supervisor
Greg O'Sullivan, Fire Chief

P.O. Box 780 • 420 Crocker Street • Templeton, California 93465 • FAX (805) 434-4820 • (805) 434-4900

January 21, 2005

Dr. Javad N. Sani
P.O. Box 885
Templeton, CA 93465

RE: CONDITIONAL WILL SERVE COMMITMENT - FEES OWED FOR FIRE FACILITIES & PARK FACILITIES FEES - PRIOR TO THE ISSUANCE OF A SLO COUNTY BUILDING PERMIT

Water and Sewer Service to San Luis Obispo County Tract 2706, APN#040-289-016, (formerly #041-281-065), 1315 Las Tablas Road, Templeton, CA

Dear Dr. Sani,

Pursuant to your completed application for water and sewer service for the above-described Assessor's Parcel Number, the Templeton Community Services District hereby provides you with a will serve commitment for 27 water and 27 sewer units for such premises. This will serve commitment is subject to the provisions of District Ordinance No. 93-07, as it may be amended from time to time, and other District ordinances, rules and regulations concerning water and sewer service, as such may be amended from time to time.

This will serve commitment obligates the District to provide water and sewer service to the above premises to the extent that water and sewer service applications for such premises propose no more units of use than are stated above. The will serve commitment is not transferable to any other property. Requests for refunds are subject to the provisions of Ordinances 93-07, as such may be amended from time to time.

At the time that you apply for actual water and sewer service from the District, you will be subject to District ordinances, rules and regulations

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mailed 1/27/05
D

governing such applications and connections to the District's system. Water and sewer service will be available for the above-described property upon your installation of water and sewer lines and connection to the District's system.

Water and sewer fees have been paid in full. **Please note that the Fire Department Capital Facilities User Charges, and Park Facilities Fees have not been paid.** These fees shall be due prior to a building permit being issued by the County of San Luis Obispo for the project.

If you have any questions regarding this information, please call my office at (805) 434-4900.

Sincerely,

A handwritten signature in black ink, appearing to read 'W Van Orden', with a long horizontal flourish extending to the right.

William Van Orden, General Manager

WGV:lai

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County of San Luis Obispo • Public Health Department

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX: (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

July 21, 2005

Javad N. Sani
P.O. Box 885
Templeton, CA 93465

ATTN: JAVAD SANI
RE: FINAL TRACT MAP 2706/S.R.5371 (SANI)

Water Supply and Wastewater Disposal

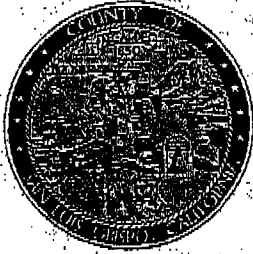
This office is in receipt of a final will-serve letter from the Templeton Community Services District to provide water and sewer services to the above referenced project. Water and sewer improvements have been constructed and are immediately available to the parcels.

TRACT 2706 is approved for map recordation.

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning
Armand Boutte, County Public Works
TCSD
North County Team, County Planning

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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

8/31/05

TO:

Templeton CSD

FROM:

North County Team Planners
(Please direct response to the above)

SAN I

TRACT 2706

SUB 2005-00052

Project Name and Number

Development Review Section (Phone: 781-

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

* Tract map 2706 W LUP. Subdivide 3.3 acres
into 5 lot tract & build 10 SFR Located off Sara Ln.
in Templeton. APN-040-289-016.

Return this letter with your comments attached no later than:

9/16/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

X

YES

(Please go on to Part II)

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

NO

(Please go on to Part III)

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

The applicant has water + sewer for the proposed project. The District requests the applicant to submit plans for further review. Park + fire fees shall be due prior to the County submitting a Bldg. permit

Date

9/21/05

Name

Therrie Don Alvin Jr.

Phone

434-4900



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

RECEIVED

SEP 26 2005

Planning & Bldg

September 23, 2005

Josh LeBombard, North County Team
County Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Sani Residential Tract Map/CUP in Templeton
(SUB2005-00052 & Tract 2706)

Dear Josh LeBombard,

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project to build ten (10) single family residences (SFR - Multi Family) in an office professional (OP) zoned area inside the Templeton urban reserve line (URL). The site will be located on Sara Lane, south of Las Tables Road. This residential infill project is a subordinate land use for the vacant 5 lot OP tract and is thus allowed by the general plan. The total tract size is 3.3 acres with 0.93 acres (Lot 3) being the residential component. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

Providing infill within the existing Templeton URL is consistent with the land use goals and policies of the APCD's Clean Air Plan. The APCD encourages density increases that are to the extent allowed by the zoning of a site. Further, the APCD encourages densification beyond the allowed zoning by transferring development credits from outside of URLs to receiver sites inside URLs. Increasing density inside URLs can reduce trips, travel distances, vehicle exhaust emissions and encourage the use of alternative forms of transportation.

CONSTRUCTION PHASE MITIGATION

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements**

outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule.

APCD staff recommend the following measures be incorporated into the project to control dust:

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators (50 hp or greater); and
- IC engines.

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

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OPERATIONAL PHASE MITIGATION

The APCD staff considered the project impact by comparing it against screening models within the APCD's Air Quality Handbook. This indicated that operational phase impacts will likely be less than the APCD's CEQA mitigation threshold value of 10 lbs of emissions per day. Therefore, with the exception of the wood burning requirements below, the APCD is not requiring other operational phase mitigation measures for this project.

Residential Wood Combustion

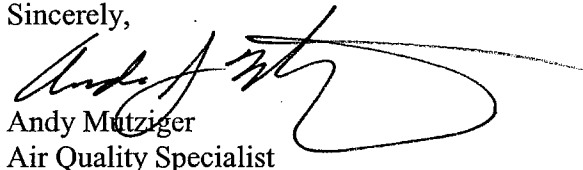
Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,


Andy Mutziger
Air Quality Specialist

AJM /sll

cc:

Tim Fuhs, Enforcement Division, APCD
David Dixon, Engineering Division, APCD
Karen Brooks, Enforcement Division, APCD
Dr. Javad Sani, Applicant

Attachments:

Naturally Occurring Asbestos Construction & Grading Project - Exemption Request Form.

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Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

Send To:

**San Luis Obispo County
Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401**

Phone (805) 781-5912
Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements.**"

APPLICANT MUST SIGN BELOW:

I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature:

Date:

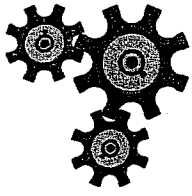
OFFICE USE ONLY - APCD Required Element – Geological Evaluation

Intake Date:	APCD Staff:	OIS Site #:	OIS Proj. #:
Date Reviewed:	APCD Staff:	Approved	Not Approved

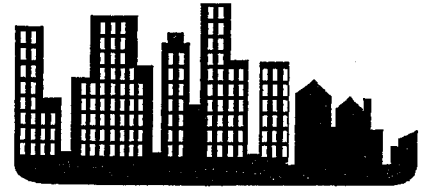
Comments:

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Naturally Occurring Asbestos - Construction & Grading Project Form



Send To:
San Luis Obispo County Air
Pollution Control District
 3433 Roberto Court
 San Luis Obispo, CA 93401
 805-781-5912



Applicant Information/Property Owner		Project Name	
Address		Project Address and/or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

Check Where Applicable	ITEM	APCD REQUIRED ELEMENT 1	APCD REQUIRED ELEMENT 2
	Project IS NOT Subject to NOA Requirements	Mapped Location Attached	
	Project IS Subject to NOA Requirements but NOT Disturbing NOA	Geological Evaluation Attached	Exemption Request Form Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - More than One Acre	Geological Evaluation Attached	Dust Control Measure Plan Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - One Acre or Less	Geological Evaluation Attached	Mini-Dust Control Measure Plan Attached

APPLICANT MUST SIGN BELOW:

Legal Declaration/Authorized Signature:

Date:

OFFICE USE ONLY - APCD Required Elements

Geological Evaluation		Exemption Request Form		Dust Control Measure Plan		Monitoring, Health & Safety Plan	
Approved		Approved		Approved		Approved	
Not Approved		Not Approved		Not Approved		Not Approved	
Comments:		Comments:		Comments:			
APCD Staff:		Intake Date:	Date Reviewed:	OIS Site #		OIS Proj. #	
REQUEST FOR INVOICE		Basic Fee:	Additional Fees:	Billable Hrs:		Total Fees:	

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